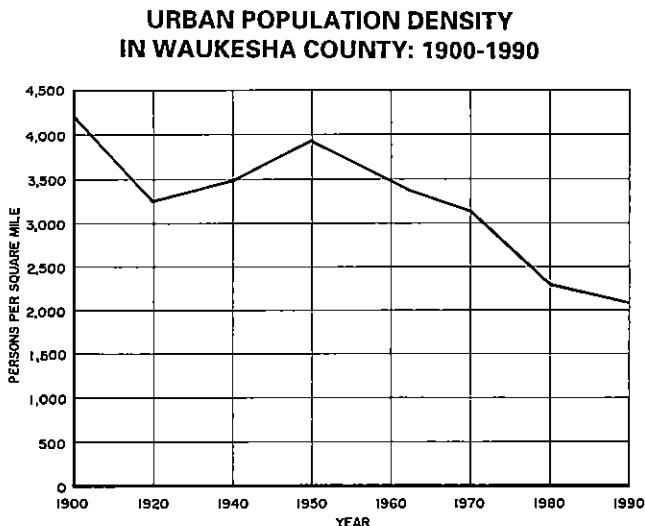


Figure 32



Source: U. S. Bureau of the Census and SEWRPC.

EXISTING LAND USE

While the foregoing section of this chapter provides an overview of development trends in the County since 1900, this section and subsequent sections provide a more detailed description and analysis of the existing land use base of the County and of changes in that base over the past approximately three decades. The information presented in this section is, to a large extent, based upon land use inventories conducted periodically by the Regional Planning Commission. The Commission conducts detailed inventories of existing land use in the Southeastern Wisconsin Region to determine the type, amount, and spatial location of the major categories of land use at selected points in time. The first such inventory was conducted in 1963; the most recent inventory was conducted in 1990. The trend in the various categories of land use for selected years from 1963 to 1990 for the County, based upon the Commission land use inventories, is presented in Table 42. Information regarding existing 1990 land use for cities, villages, and towns in the County is presented in Table 43. The pattern of land use that existed within the County in 1990 is shown on Map 33.

Urban Land Uses

As indicated in Table 42, urban land uses, consisting of residential, commercial, industrial, recreational, governmental and institutional, and transportation, communication, and utility uses,

encompassed about 102,400 acres, equivalent to 160 square miles, or about 28 percent of the County, in 1990. Residential land comprised the largest urban land use category in the County in 1990, encompassing about 61,200 acres, or about 60 percent of all urban land and 17 percent of the total area of the County. Commercial and industrial lands each encompassed about 3,800 acres, about 4 percent of all urban land use and about 1 percent of the total County area. Land used for governmental and institutional purposes encompassed about 4,200 acres, or about 4 percent of all urban uses and about 1 percent of the total area of the County. Lands devoted to intensive recreational uses encompassed about 6,500 acres, some 6 percent of all urban uses and about 2 percent of the County. Lands devoted to transportation, communication, and utility uses, including areas used for streets and highways, railways, airports, and utility and communication facilities, totaled about 22,900 acres, or about 22 percent of all urban uses and about 6 percent of the total County area.

Between 1963 and 1990, urban land uses in the County increased from about 54,700 acres to about 102,400 acres, an increase of about 47,700 acres or about 87 percent. Each of the major urban land use categories increased significantly during this time (see Figure 33). The residential land area approximately doubled, the commercial land area approximately tripled, and the industrial land area quadrupled. The transportation, governmental-institutional, and recreational land use categories also increased significantly, by 42 percent, 65 percent, and 86 percent, respectively.

Existing urban land use for cities, villages, and towns in the County is summarized in Figures 34 and 35. Figure 34 presents the total amount of land devoted to urban use in each civil division in 1990. Figure 35 presents the relative composition of urban land uses by major category for each civil division.

Nonurban Land Uses

Nonurban lands, consisting of agricultural lands, wetlands, woodlands, and surface water, quarries, landfill sites, and other open lands, comprised about 269,200 acres, the equivalent of 421 square miles, or about 72 percent of the total area of the County, in 1990. Agricultural land comprised the largest nonurban land use category, encompassing about 142,400 acres, or about 53 percent of all nonurban land and 38 percent of the total area of the County. Wetlands, woodlands, and surface water, in combination, encompassed about 98,400 acres, repre-

Table 42

LAND USE IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990

Land Use Category	Existing Land Use											
	1963			1970			1980			1990		
	Acres	Percent of Subtotal	Percent of Total	Acres	Percent of Subtotal	Percent of Total	Acres	Percent of Subtotal	Percent of Total	Acres	Percent of Subtotal	Percent of Total
Urban												
Residential	30,439	55.6	8.2	37,665	55.1	10.1	53,702	59.1	14.5	61,225	59.8	16.5
Commercial	1,199	2.2	0.3	1,857	2.7	0.5	2,773	3.1	0.7	3,840	3.8	1.0
Industrial	924	1.7	0.3	1,765	2.6	0.5	2,756	3.0	0.7	3,806	3.7	1.0
Transportation, Communication, and Utilities	16,141	29.5	4.3	18,575	27.1	5.0	21,902	24.1	5.9	22,864	22.3	6.2
Governmental and Institutional	2,559	4.7	0.7	3,609	5.3	1.0	4,038	4.4	1.1	4,215	4.1	1.1
Recreational	3,471	6.3	0.9	4,928	7.2	1.3	5,756	6.3	1.6	6,465	6.3	1.8
Subtotal	54,733	100.0	14.7	68,399	100.0	18.4	90,927	100.0	24.5	102,415	100.0	27.6
Nonurban												
Natural Areas												
Surface Water	16,076	5.1	4.3	16,461	5.4	4.4	16,753	6.0	4.5	16,878	6.3	4.5
Wetlands	52,588	16.6	14.2	51,660	17.0	13.9	51,233	18.2	13.8	51,978	19.3	14.0
Woodlands	31,181	9.8	8.4	30,818	10.2	8.3	29,472	10.5	7.9	29,584	11.0	8.0
Subtotal	99,845	31.5	26.9	98,939	32.6	26.6	97,458	34.7	26.2	98,440	36.6	26.5
Landfill	205	0.1	0.1	281	0.1	0.1	487	0.2	0.1	625	0.2	0.2
Extractive	2,405	0.7	0.6	2,863	1.0	0.8	3,068	1.1	0.8	3,424	1.3	0.9
Agricultural	200,242	63.2	53.9	184,389	60.8	49.6	161,558	57.6	43.5	142,429	52.9	38.3
Unused Land	14,161	4.5	3.8	16,720	5.5	4.5	18,093	6.4	4.9	24,258	9.0	6.5
Subtotal	316,858	100.0	85.3	303,192	100.0	81.6	280,664	100.0	75.5	269,176	100.0	72.4
Total	371,591	--	100.0	371,591	--	100.0	371,591	--	100.0	371,591	--	100.0

Land Use Category	Change in Land Use							
	1963-1970		1970-1980		1980-1990		1963-1990	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban								
Residential	7,226	23.7	16,037	42.6	7,523	14.0	30,786	101.1
Commercial	658	54.9	916	49.3	1,067	38.5	2,641	220.3
Industrial	841	91.0	991	56.1	1,050	38.1	2,882	311.9
Transportation, Communication, and Utilities	2,434	15.1	3,327	17.9	962	4.4	6,723	41.7
Governmental and Institutional	1,050	41.0	429	11.9	177	4.4	1,656	64.7
Recreational	1,457	42.0	828	16.8	709	12.3	2,994	86.3
Total	13,666	25.0	22,528	32.9	11,488	12.6	47,682	87.1
Nonurban								
Natural Areas								
Surface Water	385	2.4	292	1.8	125	0.7	802	5.0
Wetlands	-928	-1.8	-427	-0.8	745	1.5	-610	-1.2
Woodlands	-363	-1.2	-1,346	-4.4	112	0.4	-1,597	-5.1
Subtotal	-906	-0.9	-1,481	-1.5	982	1.0	-1,405	-1.4
Landfill	76	37.1	206	73.3	138	28.3	420	204.9
Extractive	458	19.0	205	7.2	356	11.6	1,019	42.4
Agricultural	-15,853	-7.9	-22,831	-12.4	-19,129	-11.8	-57,813	-28.9
Unused Land	2,559	18.1	1,373	8.2	6,165	34.1	10,097	71.3
Total	-13,666	-4.3	-22,528	-7.4	-11,488	-4.1	-47,682	-15.0

NOTE: Data for urban land uses includes related off-street parking areas of more than 10 spaces.

Source: SEWRPC.

Table 43
LAND USE IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990

Community	Urban											
	Residential		Commercial		Industrial		Transportation, Communication, and Utilities		Governmental and Institutional		Recreational	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities												
Brookfield	23,186	27.2	2,163	2.5	1,739	2.0	7,955	9.3	2,087	2.5	2,078	2.4
Delafield	7,533	44.5	894	5.3	230	1.4	2,144	12.6	646	3.8	398	2.3
Milwaukee	1,256	18.3	71	1.0	33	0.5	536	7.8	122	1.8	235	3.4
Muskego	0	0.0	0	0.0	0	0.0	1	1.9	0	0.0	0	0.0
New Berlin	3,324	14.4	143	0.6	87	0.4	1,002	4.4	193	0.8	406	1.8
Oconomowoc	6,227	26.4	364	1.5	586	2.5	2,061	8.7	422	1.8	384	1.6
Waukesha	1,049	26.3	135	3.4	83	2.1	428	10.7	153	3.8	280	7.0
	3,797	34.8	556	5.1	720	6.6	1,783	16.3	551	5.0	375	3.4
Villages	11,245	24.1	873	1.9	1,335	2.9	4,078	8.7	1,165	2.5	1,378	3.0
Big Bend	198	41.4	22	4.6	38	7.9	54	11.4	13	2.7	14	2.9
Butler	135	26.6	40	7.9	111	21.9	86	17.0	11	2.2	24	4.7
Chenequa	480	16.2	0	0.0	0	0.0	129	4.4	3	0.1	80	2.7
Dousman	126	15.5	14	1.7	22	2.7	51	6.3	61	7.6	19	2.3
Eagle	222	32.0	5	0.7	6	0.9	74	10.7	24	3.5	30	4.3
Elm Grove	1,354	64.4	68	3.2	13	0.6	377	17.9	129	6.1	58	2.8
Hartland	574	27.6	63	3.0	72	3.5	279	13.4	68	3.3	47	2.3
Lac La Belle	91	32.2	0	0.0	0	0.0	18	6.4	0	0.0	24	8.5
Lannon	194	12.2	24	1.5	32	2.0	82	5.1	24	1.5	41	2.6
Menomonee Falls	4,539	21.3	402	1.9	728	3.4	1,674	7.9	331	1.6	787	3.7
Merton	270	18.7	7	0.5	13	0.9	76	5.3	25	1.7	10	0.7
Mukwonago	431	26.3	65	4.0	35	2.1	196	12.0	124	7.6	54	3.3
Nashotah	186	17.0	9	0.8	10	0.9	123	11.2	5	0.5	4	0.4
North Prairie	332	38.6	18	2.1	25	2.9	84	9.7	11	1.3	11	1.3
Oconomowoc Lake	375	18.9	30	1.5	2	0.1	92	4.6	3	0.2	2	0.1
Pewaukee	427	15.4	51	1.8	85	3.1	288	10.4	203	7.3	37	1.3
Sussex	569	22.9	45	1.8	134	5.4	255	10.3	47	1.9	104	4.2
Wales	738	51.0	10	0.7	9	0.6	137	9.5	83	5.7	32	2.2
Towns	26,794	11.2	804	0.3	732	0.3	10,831	4.5	963	0.4	3,009	1.3
Brookfield	932	23.3	221	5.5	94	2.4	444	11.1	56	1.4	30	0.8
Delafield	1,944	14.0	15	0.1	4	0.0	661	4.8	100	0.7	335	2.4
Eagle	1,021	4.5	18	0.1	12	0.1	569	2.5	9	0.0	200	0.9
Genesee	2,919	14.1	38	0.2	51	0.2	780	3.8	50	0.2	157	0.8
Lisbon	2,511	12.1	25	0.1	38	0.2	906	4.4	132	0.6	90	0.4
Merton	2,066	11.2	42	0.2	25	0.1	813	4.4	166	0.9	214	1.2
Mukwonago	2,198	10.0	35	0.2	6	0.0	771	3.5	34	0.1	371	1.7
Oconomowoc	1,879	8.8	57	0.2	37	0.2	852	4.0	52	0.2	296	1.4
Ottawa	1,608	7.0	8	0.0	11	0.0	495	2.2	38	0.2	326	1.4
Pewaukee	2,526	15.5	215	1.3	378	2.3	1,810	11.1	126	0.8	261	1.6
Summit	1,503	8.1	25	0.1	23	0.1	847	4.6	84	0.5	190	1.0
Vernon	2,827	12.9	54	0.3	20	0.1	1,106	5.0	69	0.3	269	1.2
Waukesha	2,864	17.4	51	0.3	33	0.2	780	4.8	57	0.4	270	1.6
Waukesha County	61,225	16.5	3,840	1.0	3,806	1.0	22,864	6.2	4,215	1.1	6,465	1.8
											102,415	27.6

Table 43 (continued)

Community	Nonurban													
	Agricultural		Wetlands		Woodlands		Surface Water		Other ^a		Subtotal		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities	20,516	24.0	8,434	9.9	3,942	4.6	4,523	5.3	8,760	10.3	46,175	54.1	85,383	100.0
Brookfield	852	5.0	1,976	11.7	416	2.4	129	0.8	1,722	10.2	5,095	30.1	16,940	100.0
Delafield	1,804	26.2	265	3.9	902	13.1	997	14.5	651	9.5	4,619	67.2	6,872	100.0
Milwaukee	42	79.2	6	11.3	4	7.5	0	0.0	0	0.0	52	98.1	53	100.0
Muskego	9,596	41.7	2,806	12.2	1,140	4.9	2,802	12.2	1,519	6.6	17,863	77.6	23,018	100.0
New Berlin	6,817	28.9	2,323	9.8	1,283	5.4	128	0.6	2,997	12.7	13,548	57.4	23,592	100.0
Oconomowoc	805	20.2	277	6.9	90	2.3	369	9.2	322	8.1	1,863	46.7	3,991	100.0
Waukesha	600	5.5	781	7.2	107	1.0	98	0.9	1,549	14.2	3,135	28.8	10,917	100.0
Villages	12,817	27.5	4,478	9.6	2,510	5.4	2,045	4.4	4,663	10.0	26,513	56.9	46,560	100.0
Big Bend	34	7.1	35	7.3	2	0.4	18	3.8	50	10.5	139	29.1	478	100.0
Butler	0	0.0	21	4.1	5	1.0	3	0.6	71	14.0	100	19.7	507	100.0
Chenequa	586	19.8	36	1.2	748	25.2	739	24.9	162	5.5	2,291	76.6	2,963	100.0
Dousman	283	34.9	122	15.0	56	7.0	32	3.9	25	3.1	518	63.9	811	100.0
Eagle	292	42.1	1	0.1	3	0.4	0	0.0	37	5.3	333	47.9	694	100.0
Elm Grove	0	0.0	37	1.8	8	0.4	8	0.4	51	2.4	104	5.0	2,103	100.0
Hartland	203	9.8	195	9.4	125	6.0	4	0.2	447	21.5	974	46.9	2,077	100.0
Lac La Belle	35	12.4	74	26.1	6	2.1	0	0.0	35	12.3	150	52.9	283	100.0
Lannon	461	28.9	187	11.7	71	4.5	5	0.3	473	29.7	1,197	75.1	1,594	100.0
Menomonee Falls	7,255	34.0	2,865	13.4	784	3.7	91	0.4	1,863	8.7	12,858	60.2	21,319	100.0
Merton	886	61.4	42	2.9	67	4.6	17	1.2	31	2.1	1,043	72.2	1,444	100.0
Mukwonago	284	17.4	124	7.6	98	6.0	43	2.6	182	11.1	731	44.7	1,636	100.0
Nashotah	420	38.3	43	3.9	98	8.9	55	5.0	143	13.1	759	69.2	1,096	100.0
North Prairie	186	21.6	16	1.9	21	2.4	0	0.0	157	18.2	380	44.1	861	100.0
Oconomowoc Lake	221	11.1	126	6.4	211	10.6	813	40.9	111	5.6	1,482	74.6	1,986	100.0
Pewaukee	806	29.0	351	12.6	53	1.9	214	7.7	263	9.5	1,687	60.7	2,778	100.0
Sussex	740	29.8	176	7.1	64	2.6	2	0.1	346	13.9	1,328	53.5	2,482	100.0
Wales	105	7.3	27	1.8	90	6.2	1	0.1	216	14.9	439	30.3	1,448	100.0
Towns	109,096	45.5	39,066	16.3	23,132	9.7	10,310	4.3	14,884	6.2	196,488	82.0	239,648	100.0
Brookfield	322	8.1	1,206	30.1	56	1.4	60	1.5	576	14.4	2,220	55.5	3,997	100.0
Delafield	5,235	37.8	1,023	7.4	1,982	14.3	1,378	10.0	1,165	8.4	10,783	77.9	13,842	100.0
Eagle	11,053	49.1	4,243	18.9	4,073	18.1	322	1.4	982	4.4	20,673	91.9	22,502	100.0
Genesee	9,065	43.6	3,272	15.8	1,832	8.8	106	0.5	2,499	12.0	16,774	80.7	20,769	100.0
Lisbon	11,287	54.4	2,612	12.6	1,138	5.5	76	0.4	1,922	9.3	17,035	82.2	20,737	100.0
Merton	9,134	49.6	1,228	6.7	1,966	10.7	1,611	8.8	1,142	6.2	15,061	82.0	18,397	100.0
Mukwonago	10,793	49.1	4,048	18.4	2,355	10.7	672	3.1	694	3.2	18,562	84.5	21,977	100.0
Oconomowoc	11,909	55.6	2,890	13.5	656	3.0	2,225	10.4	576	2.7	18,256	85.2	21,429	100.0
Ottawa	9,422	41.3	5,075	22.2	4,355	19.1	471	2.1	1,032	4.5	20,355	89.2	22,841	100.0
Pewaukee	5,501	33.7	1,990	12.2	687	4.2	1,040	6.4	1,768	10.9	10,986	67.4	16,302	100.0
Summit	8,193	44.4	3,721	20.1	1,378	7.5	1,838	10.0	658	3.6	15,788	85.6	18,460	100.0
Vernon	10,613	48.3	4,495	20.5	1,481	6.7	395	1.8	643	2.9	17,627	80.2	21,972	100.0
Waukesha	6,589	40.1	3,263	19.9	1,173	7.1	116	0.7	1,227	7.5	12,368	75.3	16,423	100.0
Waukesha County	142,429	38.3	51,978	14.0	29,584	8.0	16,878	4.5	28,307	7.6	269,176	72.4	371,591	100.0

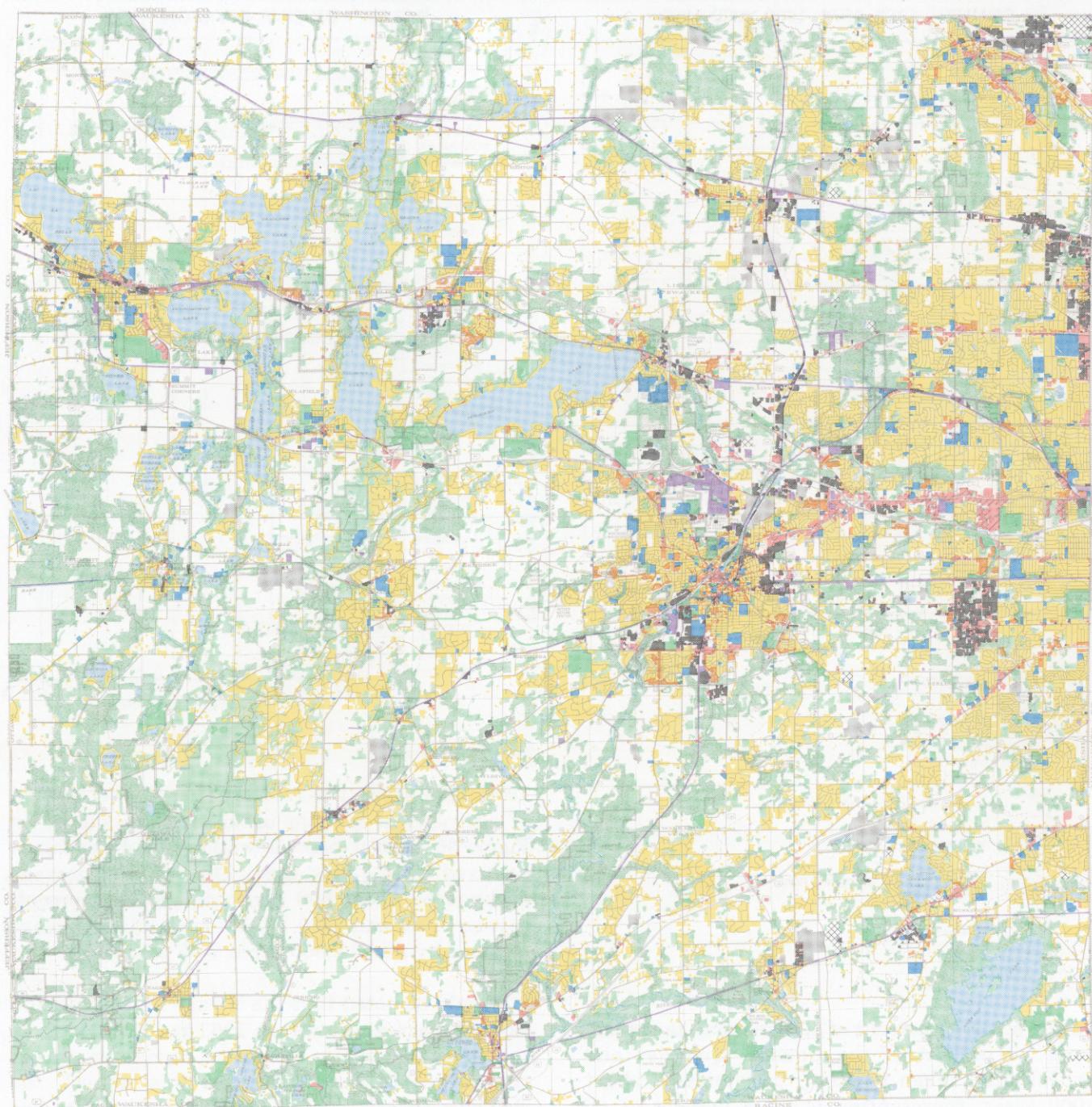
NOTE: Data for urban land uses includes related off-street parking areas of more than 10 spaces.

^aIncludes extractive, landfill, and unused land.

Source: SEWRPC.

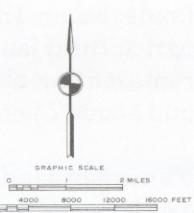
Map 33

EXISTING LAND USE IN WAUKESHA COUNTY: 1990



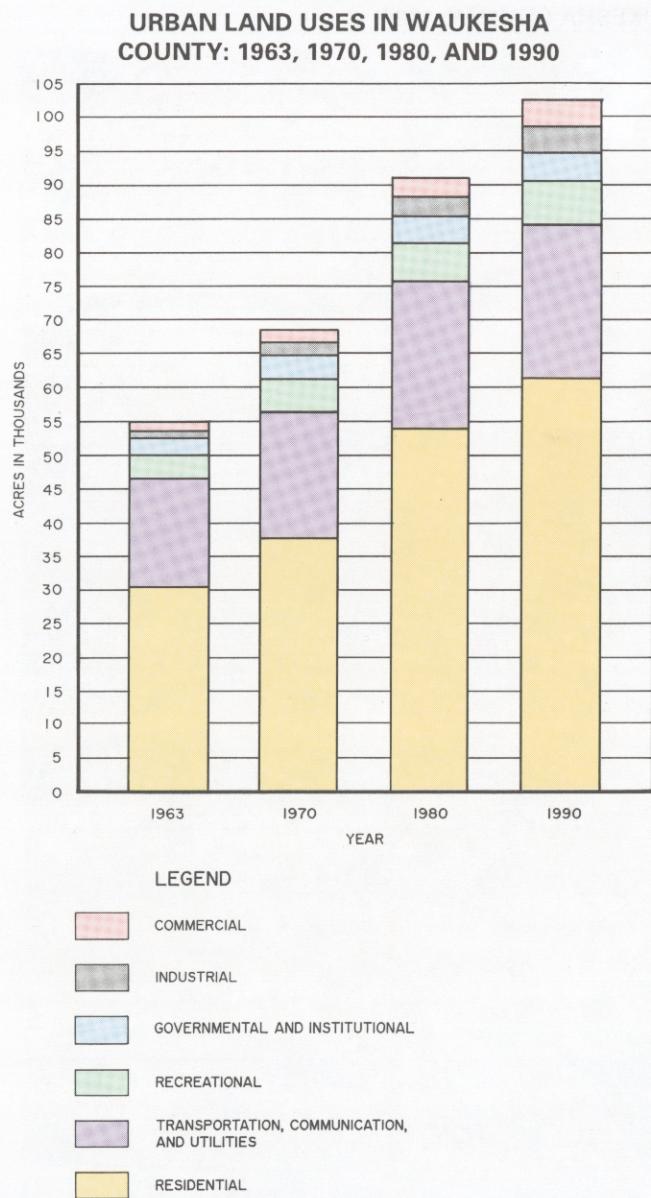
LEGEND

	SINGLE-FAMILY RESIDENTIAL		PARKING		WOODLANDS AND WETLANDS
	MULTI-FAMILY RESIDENTIAL		TRANSPORTATION, COMMUNICATION, AND UTILITIES		EXTRACTIVE
	COMMERCIAL		GOVERNMENTAL AND INSTITUTIONAL		LANDFILL
	INDUSTRIAL		RECREATIONAL		AGRICULTURAL AND OTHER OPEN LAND
	STREETS AND HIGHWAYS		SURFACE WATER		



Source: SEWRPC.

Figure 33

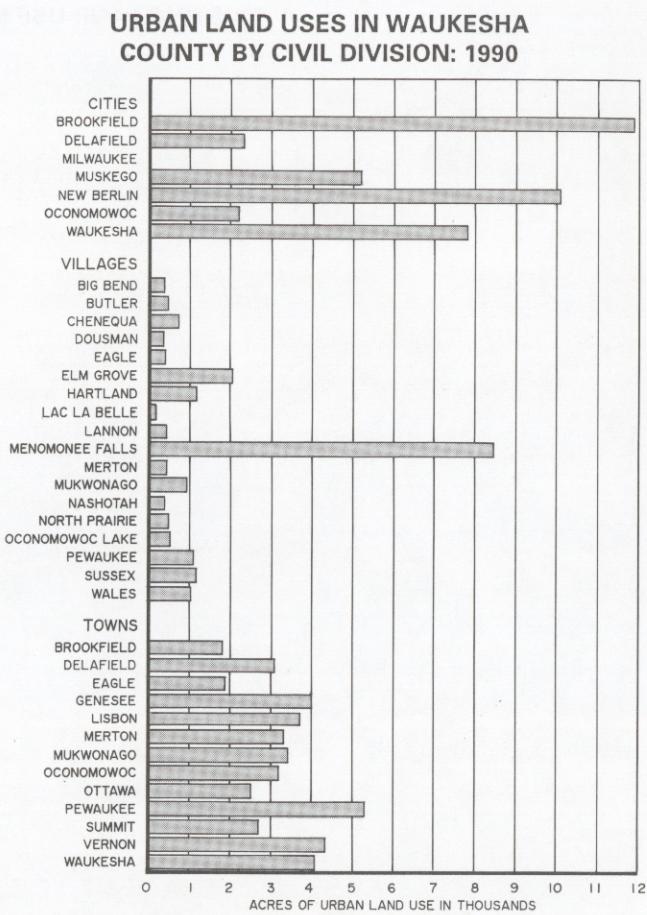


Source: SEWRPC.

senting about 37 percent of all nonurban lands and about 27 percent of the County. Quarries and landfill sites, taken together, encompassed about 4,000 acres, representing about 2 percent of all nonurban lands and about 1 percent of the total area of the County. Unused lands, consisting of open lands other than wetlands and woodlands and agricultural lands, encompassed about 24,300 acres, representing about 9 percent of all nonurban lands and about 7 percent of the total area of the County.

Nonurban lands in the County decreased by about 47,700 acres, or about 15 percent between 1963 and

Figure 34



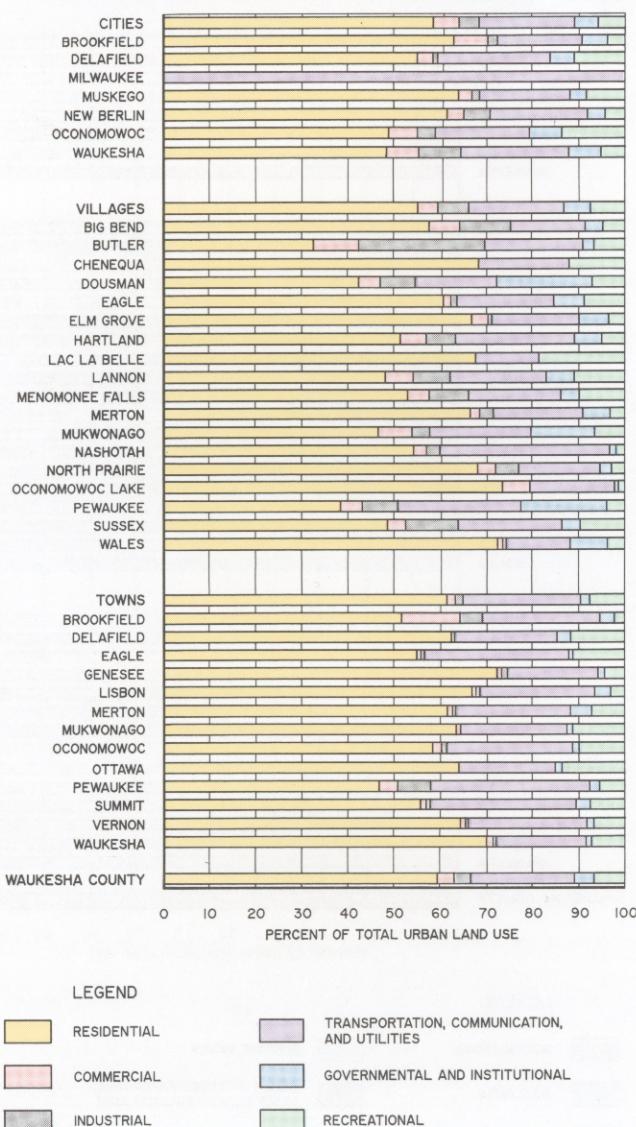
Source: SEWRPC.

1990. Most of this loss resulted from the conversion of agricultural land to urban use. As shown on Figure 36, modest losses in wetlands and woodlands occurred during this time. The wetland acreage declined by about 600 acres, or about 1 percent, between 1963 and 1990, while the woodland acreage declined by about 1,600 acres, or 5 percent.

It should be noted that the change in wetland and woodland acreages between 1963 and 1990, like the change in all land use categories, represents the net change within the County. In this respect, the change in the wetland acreage reported between two inventory years is the net result of decreases in certain areas of the County, due, for example, to drainage or filling activity, and increases in other areas, due, for example, to the abandonment of agricultural drainage systems or to planned wetland restoration efforts. Similarly, the change in the woodland acreage between two inventory years reflects the net effect of the clearing of woodlands in certain areas and the reforestation of other areas.

Figure 35

**RELATIVE COMPOSITION OF URBAN LAND USES
IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990**



Source: SEWRPC.

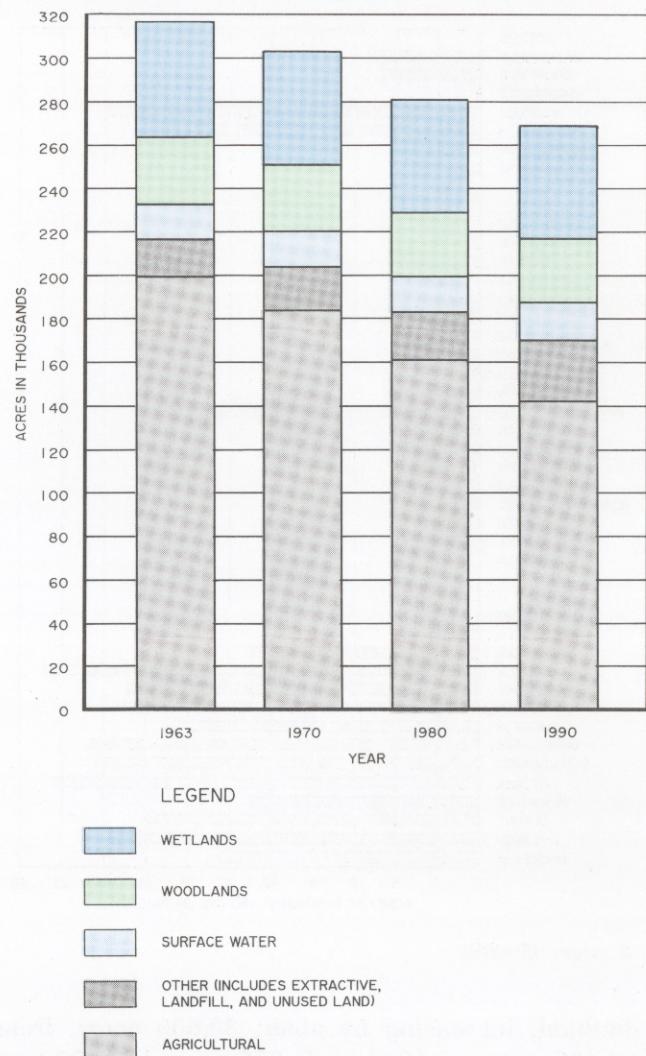
Existing 1990 nonurban land use for cities, villages, and towns in the County is summarized in Figures 37 and 38. Figure 37 presents the total amount of land devoted to nonurban use in each civil division. Figure 38 shows the relative composition of those lands by major category for each civil division.

RESIDENTIAL LAND USE

As previously indicated, of the urban land use categories, residential land use, including related off-street parking areas, occupies the largest area,

Figure 36

**NONURBAN LAND USES IN
WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990**



Source: SEWRPC.

encompassing 61,200 acres, or about 60 percent of all urban land in the County and about 17 percent of the total area of the County. The density of the residential land base is summarized in Table 44. As indicated, of the total residential land area in the County in 1990, a large portion, about 47,400 acres, or about 77 percent, consisted of either low-density single-family residential land, defined as 0.7 to 2.2 dwelling units per net residential acre, or suburban-density single-family residential land, with 0.2 to 0.6 dwelling units per net residential acre.

Over the past approximately three decades, the residential land area of the County more than